144.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	759,200 / 759,200
					USE VALUE:	759,200 / 759,200
					ASSESSED:	759,200 / 759,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CATTELL JOSEPH &
Owner 2:	KALIX-CATTELL APRIL
Owner 3:	
Street 1:	167 HIGHLAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WALKER JOHN G -
Owner 2:	-
Street 1:	167 HIGHLAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,712 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Wood Shingle Exterior and 1700 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4712.000	305,500	4,600	449,100	759,200
Total Card	0.108	305,500	4,600	449,100	759,200
Total Parcel	0.108	305,500	4,600	449,100	759,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 446.59 | /Parcel: 446.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 93767
GIS Ref:
GIS Ref:
Insp Date: 11/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	305,500	4600	4,712.	449,100	759,200	759,200	Year End Roll	12/18/2019
2019	101	FV	242,900	4600	4,712.	421,000	668,500	668,500	Year End Roll	1/3/2019
2018	101	FV	242,500	4600	4,712.	348,000	595,100	595,100	Year End Roll	12/20/2017
2017	101	FV	242,500	4600	4,712.	320,000	567,100	567,100	Year End Roll	1/3/2017
2016	101	FV	242,500	4600	4,712.	291,900	539,000	539,000	Year End	1/4/2016
2015	101	FV	229,400	4600	4,712.	286,300	520,300	520,300	Year End Roll	12/11/2014
2014	101	FV	229,400	4600	4,712.	266,100	500,100	500,100	Year End Roll	12/16/2013
2013	101	FV	229,400	4600	4,712.	253,200	487,200	487,200		12/13/2012

!11205!

PRINT

Date	Time
12/11/20	01:24:02

LAST REV

Date	Time
03/07/18	10:19:36
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 11205

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER JOHN G	66473-562		12/3/2015		620,000	No	No		
WALKER JOSEPH W	22869-234		1/29/1993		187,500	No	No		Susanna Walker dod 2/6/2013

USER DEFINED

Prior Id # 1:	93767
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	817	Re-Roof	8,495	C				
3/2/2016	211	Redo Kit	43,748					
6/24/2013	926	Siding	2,500					
10/16/2009	999	New Wind	7,000					
4/4/2002	234	Redo Bat	7,250	C				REMODEL BATH-NEW S
3/10/1995	101	Manual	2,200					REPAIR REAR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	MEAS&NOTICE	HS	Hanne S
7/10/2013	Info Fm Prmt	EMK	Ellen K
11/21/2008	Meas/Inspect	189	PATRIOT
1/3/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/17/1999	Measured	270	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4712		Sq. Ft.	Site		0	80.	1.19	9									449,088						449,100	

Total AC/HA: 0.10817 | Total SF/SM: 4712 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 449,088 | Spl Credit | Total: 449,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj $ / SQ:	173.710
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375252
Depreciation:	69797
Depreciated Total:	305455

COMMENTS

648-7310 SCUTTLE. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

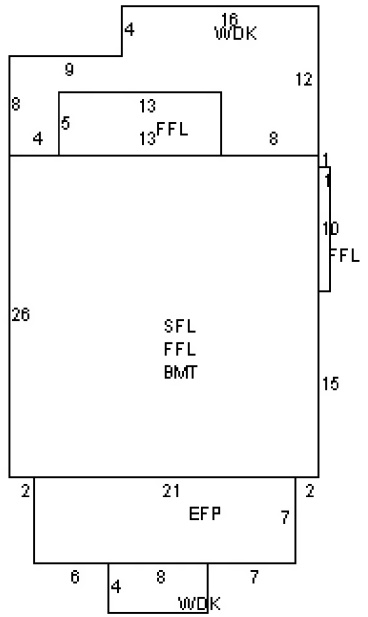
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.71
Special Features:	0	Val/Su Net:	127.13
Final Total:	305500	Val/Su SzAd	222.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	725	173.710	125,940
BMT	Basement	650	69.050	44,882
SFL	Second Floor	650	173.710	112,912
WDK	Deck	231	10.220	2,362
EFP	Enclos Porch	147	45.280	6,656

Net Sketched Area:	2,403			Total:	292,752
Size Ad	1375	Gross Are	2403	FinArea	1700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	15X23	A	AV	1950	22.25	T	40	101			4,600			4,600

More:	N	Total Yard Items:	4,600	Total Special Featues:		Total:	4,600

IMAGE

AssessPro Patriot Properties, Inc